

FINLAYSON SUBDIVISION

PRELIMINARY/FINAL



LAND USE SUMMARY

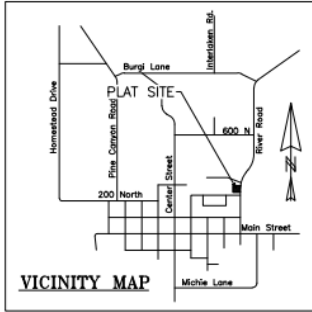
- 0.33-acre parcel
- R-1-9 zoning
- Proposal contains one lot
- Frontage River Road
- The lot will connect to the Midway City's culinary water line, Midway Sanitation District's sewer line, and Midway Irrigation Company's secondary water line





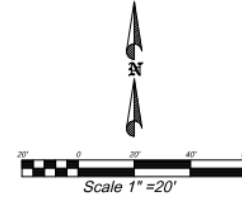


River Rd



FINLAYSON SUBDIVISION

LOCATED IN THE NW QUARTER OF SECTION 35 TOWNSHIP 3 SOUTH,
RANGE 4 EAST, SALT LAKE BASE & MERIDIAN



ADDRESS TABLE	
LOT	ADDRESS
1	XXX N RIVER ROAD

ADDRESS TO BE PROVIDED BY COUNTY GIS DEPARTMENT

DRIVEWAY NOTES
AN AREA TO TURNAROUND IN THE DRIVEWAY IS REQUIRED SO THAT CARS ENTERING RIVER ROAD ARE FACING FORWARD.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR DOE JEN BLUM

BOUNDARY DESCRIPTION

BEGINNING AT A FOUND $\frac{5}{8}$ " REBAR ON THE WESTERLY RIGHT OF WAY LINE OF RIVER ROAD, SAID POINT BEING LOCATED SOUTH $89^{\circ}44'32''$ WEST ALONG THE SECTION LINE 346.78 FEET AND SOUTH $21^{\circ}18'27''$ WEST FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTH $\frac{1}{4}$ CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF RIVER ROAD SOUTHWESTERLY ALONG THE ARC OF A 1153.05 FOOT RADIUS CURVE TO THE LEFT 120.31 FEET (CHORD BEARS SOUTH $03^{\circ}00'33''$ WEST 120.26 FEET) TO A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112; THENCE ALONG THE INDIAN SUMMER SUBDIVISION THE FOLLOWING 2 (TWO) CALLS: WEST 123.22 FEET TO A FOUND $\frac{5}{8}$ " REBAR, AND NORTH $04^{\circ}19'42''$ EAST 120.43 FEET TO A FOUND REBAR WITH CAP MARKED PLS 5152644; THENCE EAST 120.45 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.33 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, OWNER(S), KETH FINLAYSON, OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, PUBLIC TRAILS AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

KETH FINLAYSON

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS—OF—WAY HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ ATTEST _____ CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED _____ CITY ENGINEER APPROVED _____ CITY ATTORNEY
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE
MIDWAY _____ CITY PLANNING COMMISSION

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS
DAY OF _____, 20____

ROS# _____

COUNTY SURVEYOR _____

DATE: _____

MIDWAY IRRIGATION COMPANY

DATE: _____

MIDWAY SANITATION DISTRICT

COUNTY RECORDER



FINLAYSON SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	120.31'	1153.05'	5758'43"	120.26'	S03°00'33"W	60.21'

FINLAYSON SMALL SCALE SUBDIVISION - 3 SEPTEMBER 2020

SURVEYOR
TROY L. TAYLOR, P.L.S.
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY, UT 84032
PHONE (801) 657-8748
DATE OF SURVEY: JULY 10, 2020

FINLAYSON



FINLAYSON



FINLAYSON



DISCUSSION ITEMS

- River Road Trail
 - 10' public trail easement
 - Contribute funds for the River Road trail
- Duplex
 - If allowed by City Code at date of application
 - Water rights would need to be dedicated for second culinary connection
 - Impact fees paid
 - Driveway approval for second unit if proposed separate from driveway for the first unit

WATER BOARD RECOMMENDATION

- 0.33-acre parcel
 - Area of parcel
 - 14,375 sq. ft.
 - Irrigated area
 - Lots – 14,375 sq. ft. (0.33 acres)
 - Impervious area for lots
 - 5,000 sq. ft. (1 x 5,000) (0.1 acres)
 - Total irrigated acreage
 - $0.23 \times 3 = 0.69$ -acre feet
- 1 culinary connections
 - 0.8-acre feet (1 x .8)
- 1.49-acre feet requirement

PLANNING COMMISSION RECOMMENDATION

- Motion: Commissioner Simons: I make a motion that we recommend approval preliminary/final approval a one lot subdivision 0.33 acres to be known as Finlayson Subdivision. The property is located at 227 North River Road and is in the R-1-9 zone. We accept the findings that are listed in staff report and the conditions also in the staff report which are A 10' public trail easement is shown on the plat along the front lot line. Funds to build the bike lane along River Road are added to the general trails fund. Those funds will be used as part of a larger improvement project that will complete the trail as shown on the City's master trail plan. And a 50' setback is shown on the plat parallel to River Road.
- Ayes: Commissioners: Bouwhuis, McKean, Whitney, Simons, Ream and Crawford
- Nays: None

POSSIBLE FINDINGS

- The proposed lot meets the minimum requirements for the R-1-9 zoning district
- The proposal does meet the intent of the General Plan for the R-1-9 zoning district
- The subdivision will contribute to the master trails plan by dedicating a 10' public trail easement and contributing funds the general trails fund that will be used to construct the trail

PROPOSED CONDITIONS

- Funds to build the bike lane along River Road are added to the general trails fund. Those funds will be used as part of a larger improvement project that will complete the trail as shown on the City's master trail plan.
- A 50' setback is shown on the plat parallel to River Road.
- A 10' public trail easement is shown on the plat along the front lot line.